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**SIMMONS & SONS**

The Green  
Grade II Listed Mid-Terrace Cottage in Bisham


Asking Price £499,950  
Freehold



## 2 The Green, Bisham, Berkshire, SL7 1RY

- Grade II Listed
- Mid-Terrace Cottage
- Lounge/Diner
- Kitchen
- Two Bedrooms
- Bathroom on First Floor
- Large Rear Garden
- Located in Bisham
- Great Access to the A404 with Links to M40 and M4
- **No Onward Chain**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

A charming, characterful property in a sought-after village location, this Grade II Listed Mid-Terrace Cottage in Bisham, with a green fronting and a good-sized rear garden, this property also offers great access to the A404 and links to the M40 and M4 for those that need to commute. Situated in the heart of Bisham, residents can enjoy the local amenities including the popular village pub, The Bull and provides easy access to the countryside, local woodland, and the River Thames, making it a great base for outdoor enthusiasts. Plus, being within 1 mile of Marlow High Street, you'll have a vibrant town centre at your fingertips. This two-bedroom, one-bathroom property offers 702 sq ft of living space and is ready for modernisation, allowing you to put your own stamp on it. With no onward chain, it's the perfect opportunity for buyers looking to create their dream home.





### Exterior

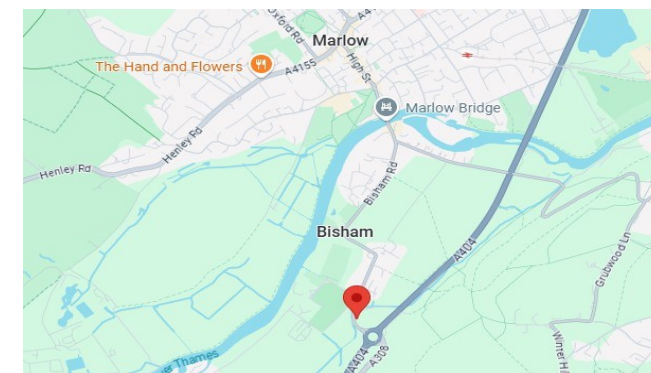
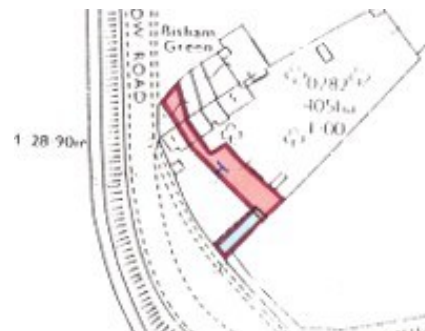
Front Garden is lawned with path to front door and established planting and enclosed by picket fencing and gated access. The Rear Garden has blocked paved patio leading to lawned area which extends in an L-shape behind the adjacent cottage and offers a good level of privacy. Two garden sheds, one being listed.

### Situation

Bisham is a small hamlet situated a short distance to the south of Marlow. Leisure facilities are provided at Bisham Abbey whilst Marlow is just a short drive away with its eclectic range of boutiques, restaurants and bars. Marlow train station provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive.

### Directions

From the offices of Simmons & Sons of Marlow proceed out of Marlow along the High Street crossing Marlow suspension bridge and continue along this road to Bisham. Passing through the village, the property will be found on the left hand side. A representative of Simmons & Sons will meet you at the property.

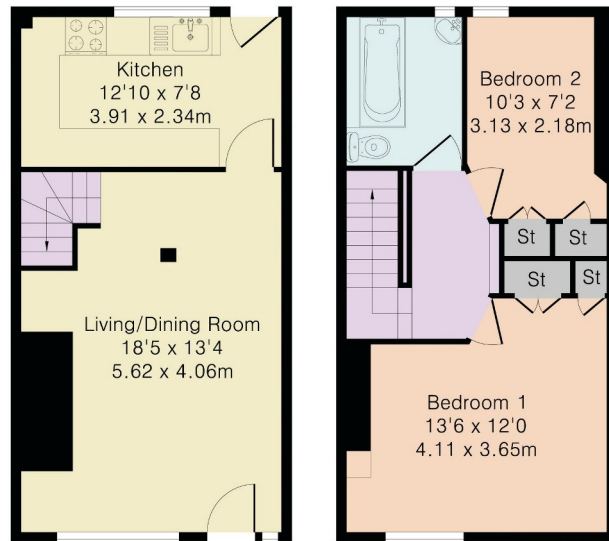




## Approximate Gross Internal Area 702 sq ft - 66 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 351 sq ft – 33 sq m



Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Council Tax - Windsor & Maidenhead

Tax Band D

### Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

### VIEWINGS - Strictly by appointment with:

Simmons & Sons

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E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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